HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2010

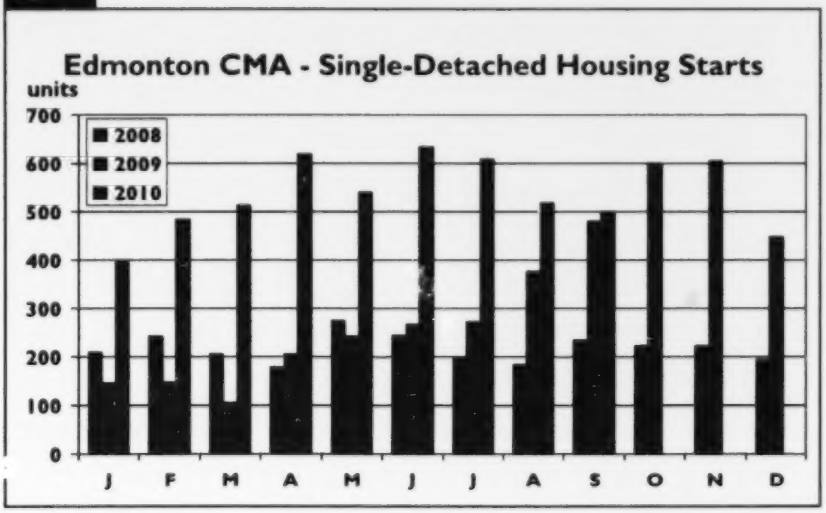
New Home Market

Housing Starts in September Remain on Upswing

On the strength of improved apartment activity, total housing starts increased year-over-year across Greater Edmonton in September. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 873 units in September, up from 699 units recorded in September 2009. To the end of September, total starts reached 7,891 units compared with 3,620 units after three-quarters of last year.

Single-detached starts amounted to 498 units in September, representing a modest gain over the 481 units started in September 2009. Despite

Figure 1



Source: CMHC

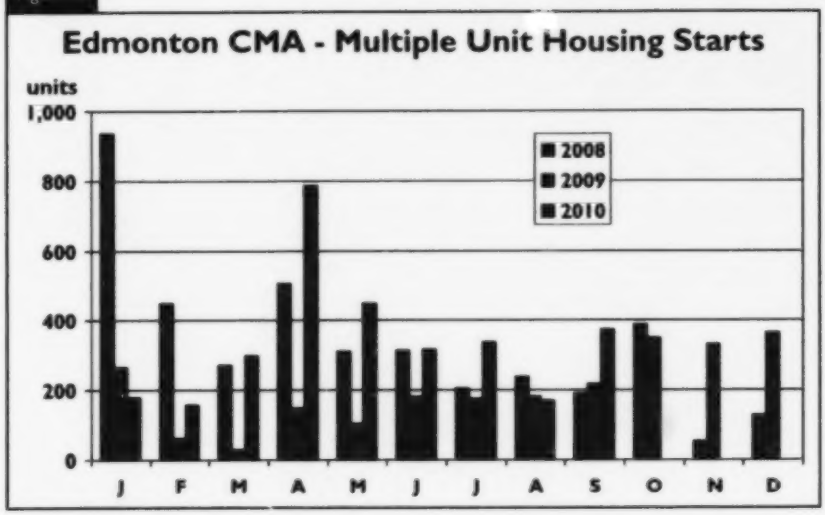
Table of Contents

1 New Home Market
2 Resale Market
3 Economy
4 Maps of Edmonton
10 Housing Now Report Tables
11 Summary by Market
17 Starts
21 Completions
24 Absorptions
26 Average Price
27 MLS® Activity
28 Economic Indicators

SUBSCRIBE NOW!

www.cmhc.ca/housingmarketinformation

Figure 2



Source: CMHC

increased competition from a well-supplied resale market, September's production represented the sixteenth consecutive month of year-over-year increases in single-detached starts. After nine months this year, builders poured foundations for 4,816 single-detached homes, more than double the 2,246 units started to the end of September 2009. Singles under construction in September stood at 4,102 units, up 84 per cent from a year prior.

Single-detached completions totalled 461 units in September compared with 244 units in September of last year. Absorptions in September reached 431 units and this resulted in a net increase of 30 units in the inventory of complete and unabsorbed units on hand at the end of the previous month. September's inventory of 466 units, including show homes, represented a slight decrease from this time last year but the highest level since October 2009. The median price for single-detached units absorbed in September stood at $435,900, representing a decrease of 8.6 per cent year-over-year.

Multiple unit starts, which consist of semi-detached, row, and apartments units, totalled 375 units in September, an increase of 72 per cent over the same month last year. Apartment starts improved to 209 units compared with only 21 in September 2009. Semi-detached starts increased moderately year-over-year to 100 units, while row units declined by almost 35 per cent to 66 units. For the year-to-date, multiple dwelling starts across Metro have increased from 1,374 units this time last year to 3,075 units after three-quarters of 2010. Multiples under construction stood at 5,111 units at the end of September, up by 15 per cent year-over-year.

A total of 215 multiple dwellings were completed in September compared with 805 units in the same month of 2009. As a result, multi-unit absorptions fell by 48 per cent from last September to 288 units. This resulted in the first year-over-year decrease in multiple unit inventories since February 2008. The number of completed and unoccupied multiple units hit a cyclical peak in September 2009 of 1,222 units, but have averaged close to 1,019 units each month over the past year. Of the 945 multiple units that were completed and unoccupied in September, there were 683 apartments, 117 row and 145 semi-detached units.

Resale Market

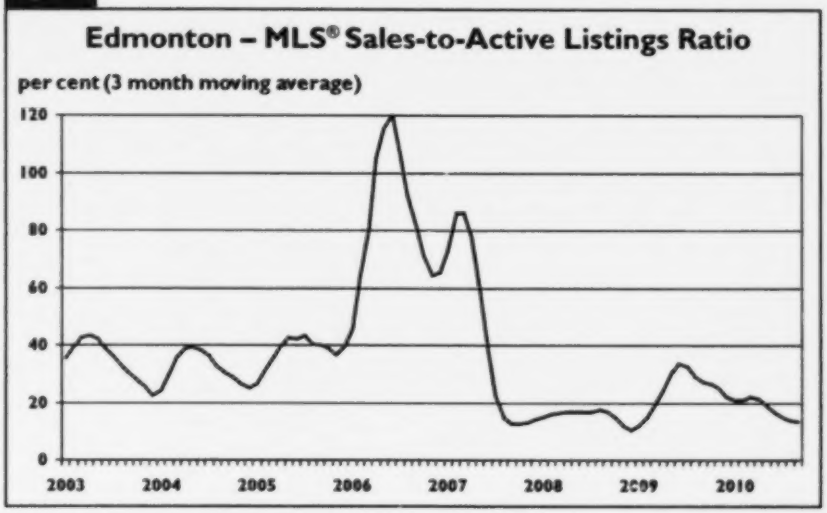
Buyers Hold the Advantage in 3rd Quarter

Following a 19 per cent year-over-year slowdown in residential MLS® sales during the second quarter, activity dipped a further 30 per cent during July through September compared to the same period in 2009. On a year-to-date basis, total sales stood at 13,178 units to the end of September, representing a 14 per cent decrease from the first nine months last year. Without an abrupt turnaround in the final three months of this year, annual sales activity will fail to reach 16,000 units for the first time since 2002.

Slower sales and higher new listings have resulted in continuation of the buyers' market conditions that began in the second quarter. The sales-to-active listings ratio stood at just under 14 per cent in September compared with 28 per cent in September 2009. With less than one in five active listings selling in a given month across the region, sellers have been put at a disadvantage when trying to secure a quick sale. The average listing period in September, as reported by the Realtors® Association of Edmonton (RAE), was 57 days, up 12 per cent from same month in 2009. Active listings at the end of September were 43 per cent higher than a year prior, but were trending downward on a seasonally adjusted basis during the third quarter.

The average MLS® residential price to the end of September stood at $331,934, representing a 3.5 per cent increase over the first nine months of 2009. However, most of these gains occurred under the balanced market conditions that were in place during the early months of 2010. The average sale price in the third quarter, for example, rose by just over one per cent year-over-year to $327,181. With buyers holding the advantage since the second quarter, prices have generally been softening on a month-over-month basis as the heightened supply relative to demand has encouraged vendors to trim prices.

Figure 3



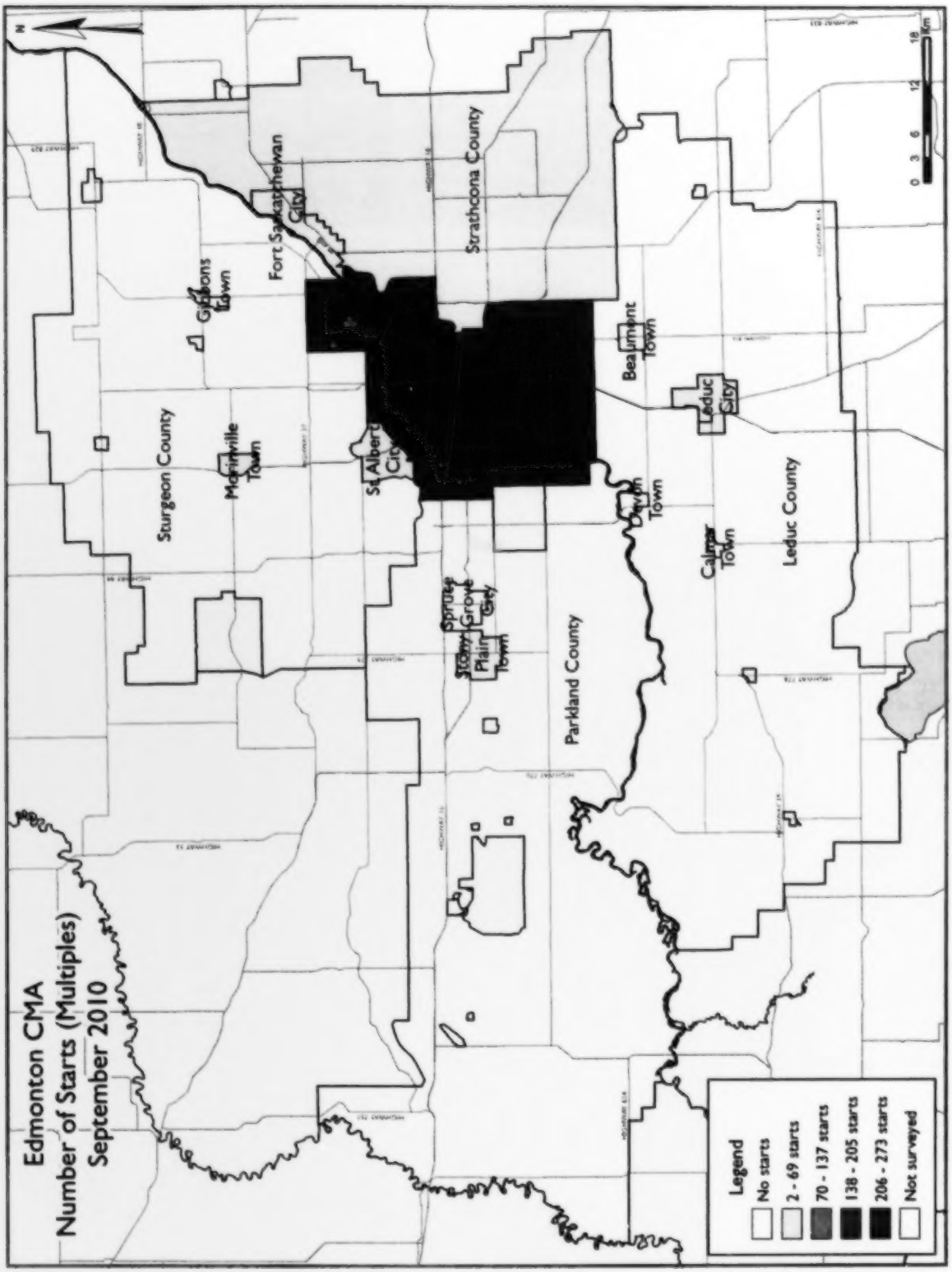
Source: RAE

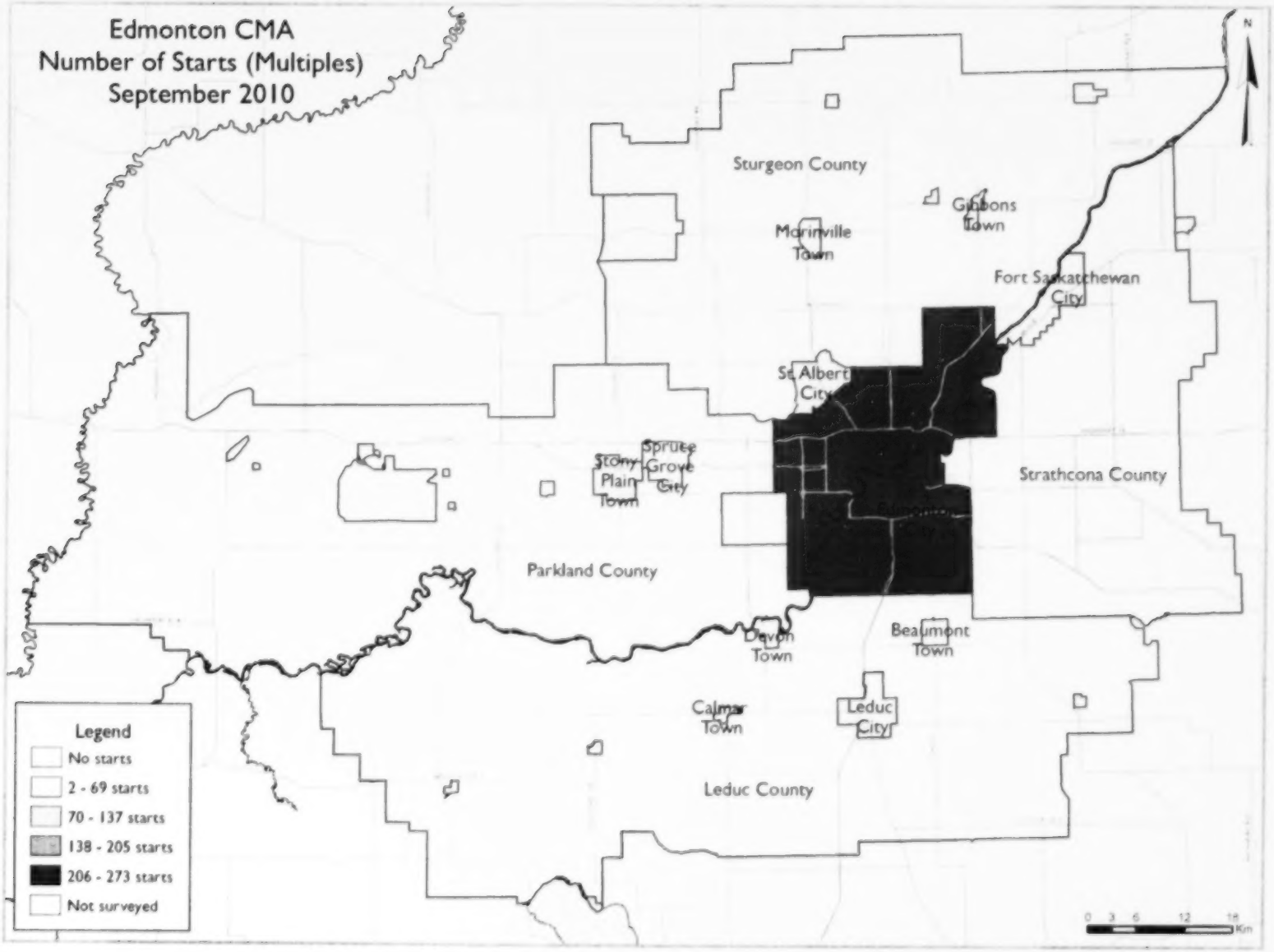
Economy

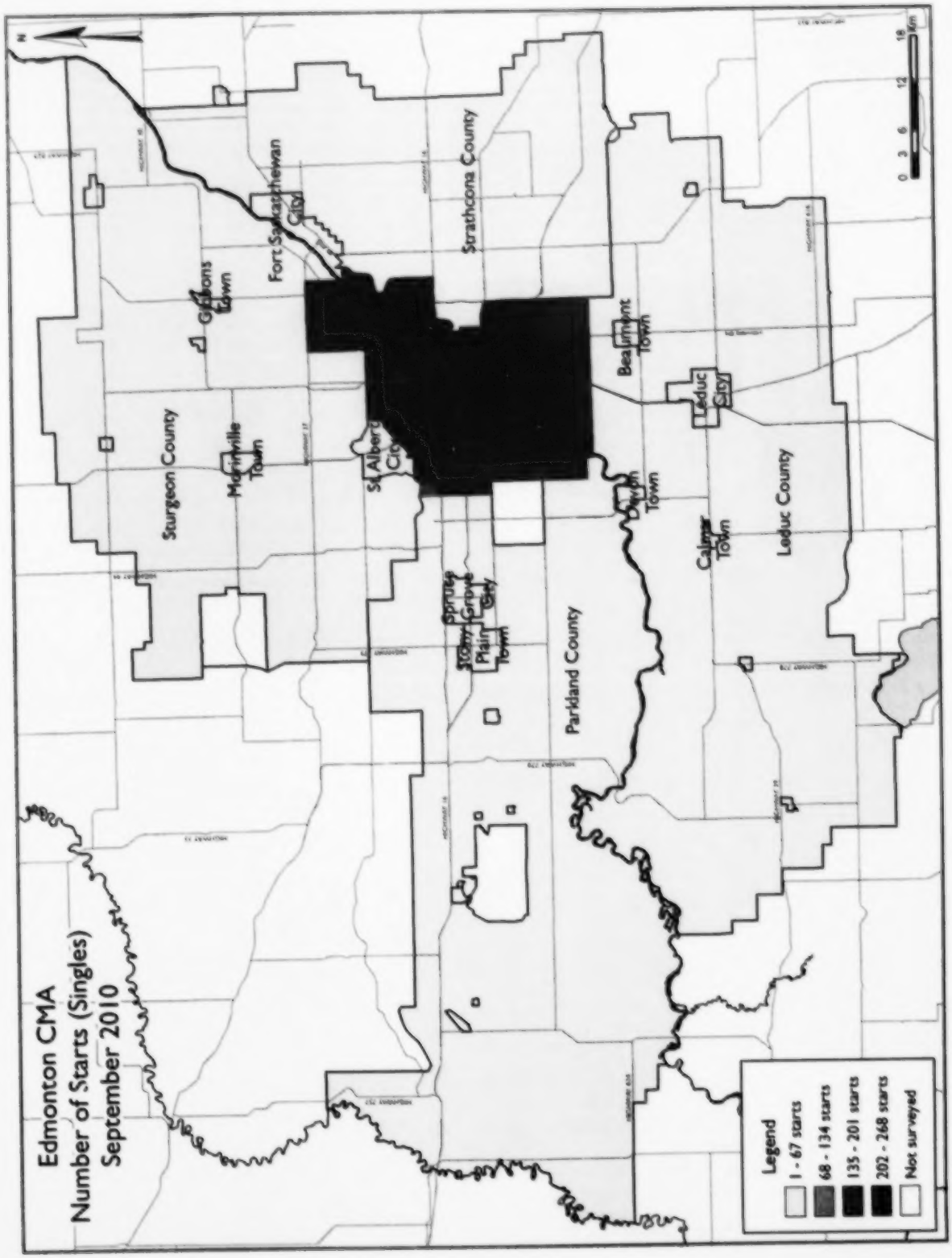
Labour Market Remains Soft

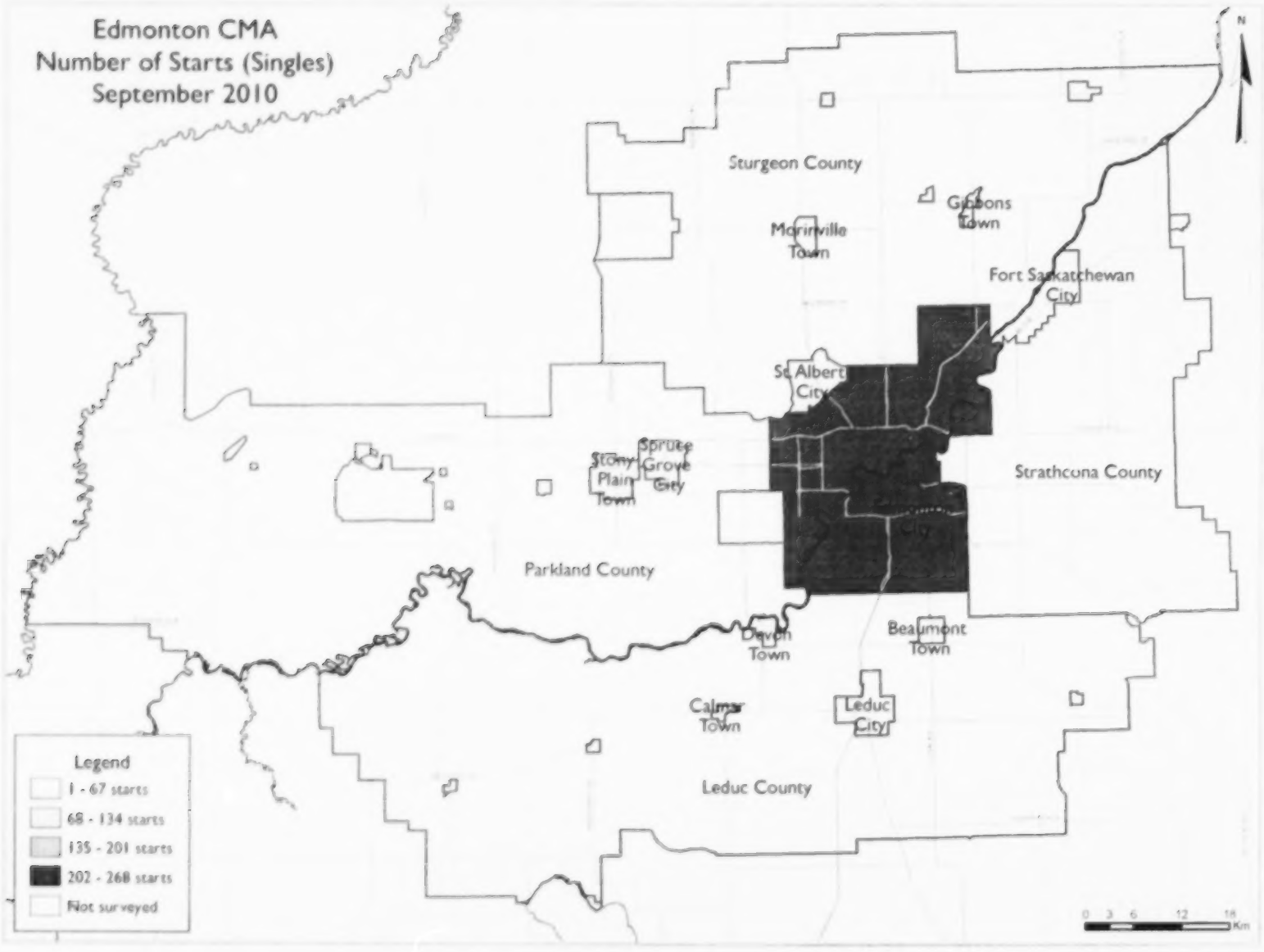
The economy of the Alberta Capital region has shown some signs of improvement this year, although job creation has been tepid thus far in the year. The unemployment rate in September has declined since its peak earlier in the year, and at seven per cent in September, was down from 7.8 per cent a year prior. Despite this reduction, overall gains in the employment numbers have been slow to arrive this year. Some good news for the housing sector is that full-time employment has increased, albeit modestly on a month-over-month basis since the summer. Average weekly earnings have also remained on the upswing this year although the pace of improvements has been modest compared with this time last year.

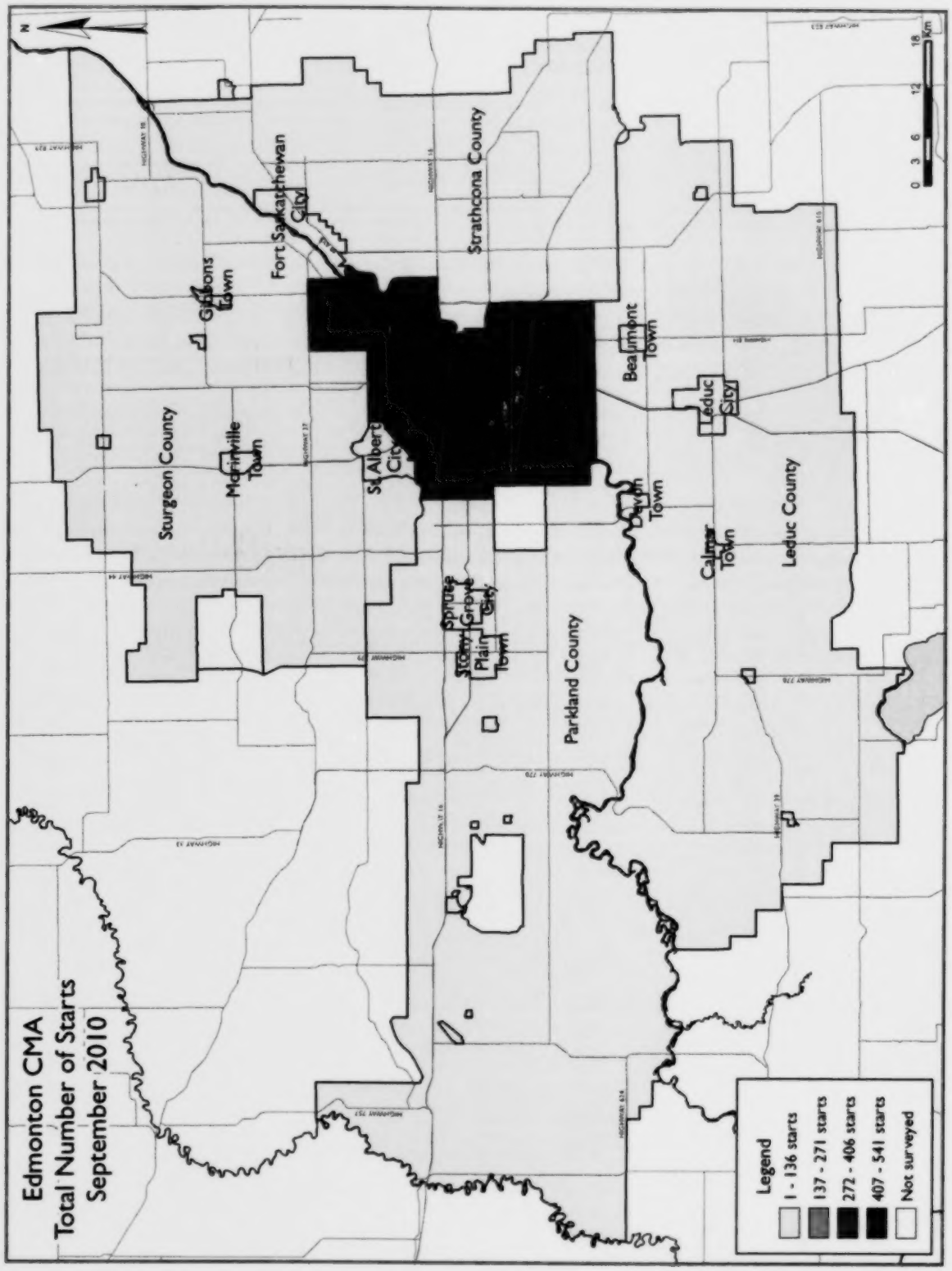
Alberta experienced a moderate improvement in net interprovincial migration in the second quarter of 2010, with increased inflows from Ontario helping to offset continued net losses to Saskatchewan and British Columbia. The 2,820 net increases from other provinces was the best performance since the first three months of 2009. These gains have also been augmented by stronger inflows of international migrants. The 9,686 immigrants that landed in Alberta during the second quarter were the highest on record. However, the volume of non-permanent residents coming to the province looking for work continues to languish due to weakened employment prospects. As such, total net migration in the second quarter, although up from the previous quarter, was largely unchanged from the same period in 2009.

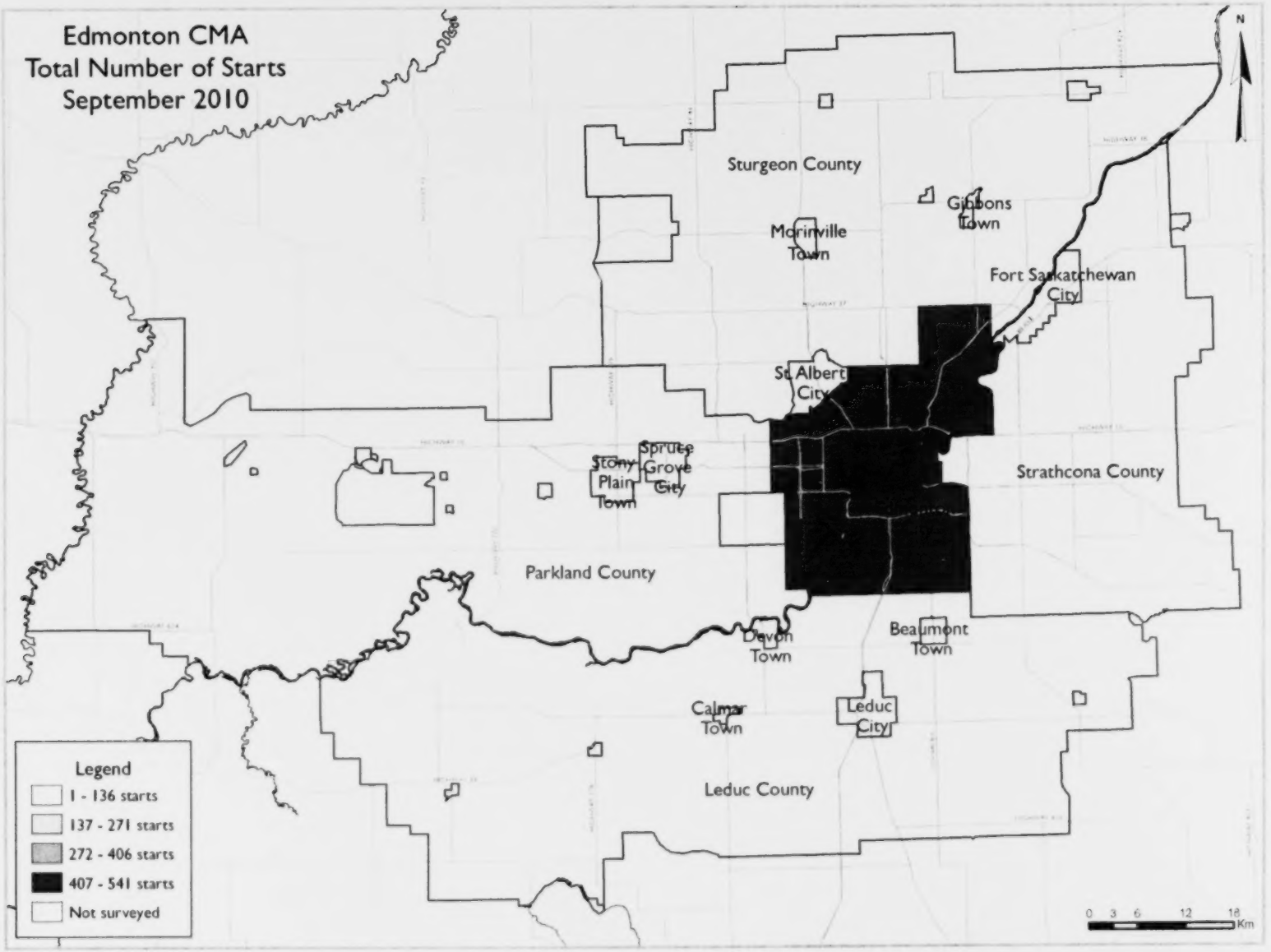

Edmonton CMA
Number of Starts (Multiples)
September 2010
Legend
No starts
2 - 69 starts
70 - 137 starts
138 - 205 starts
206 - 273 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km

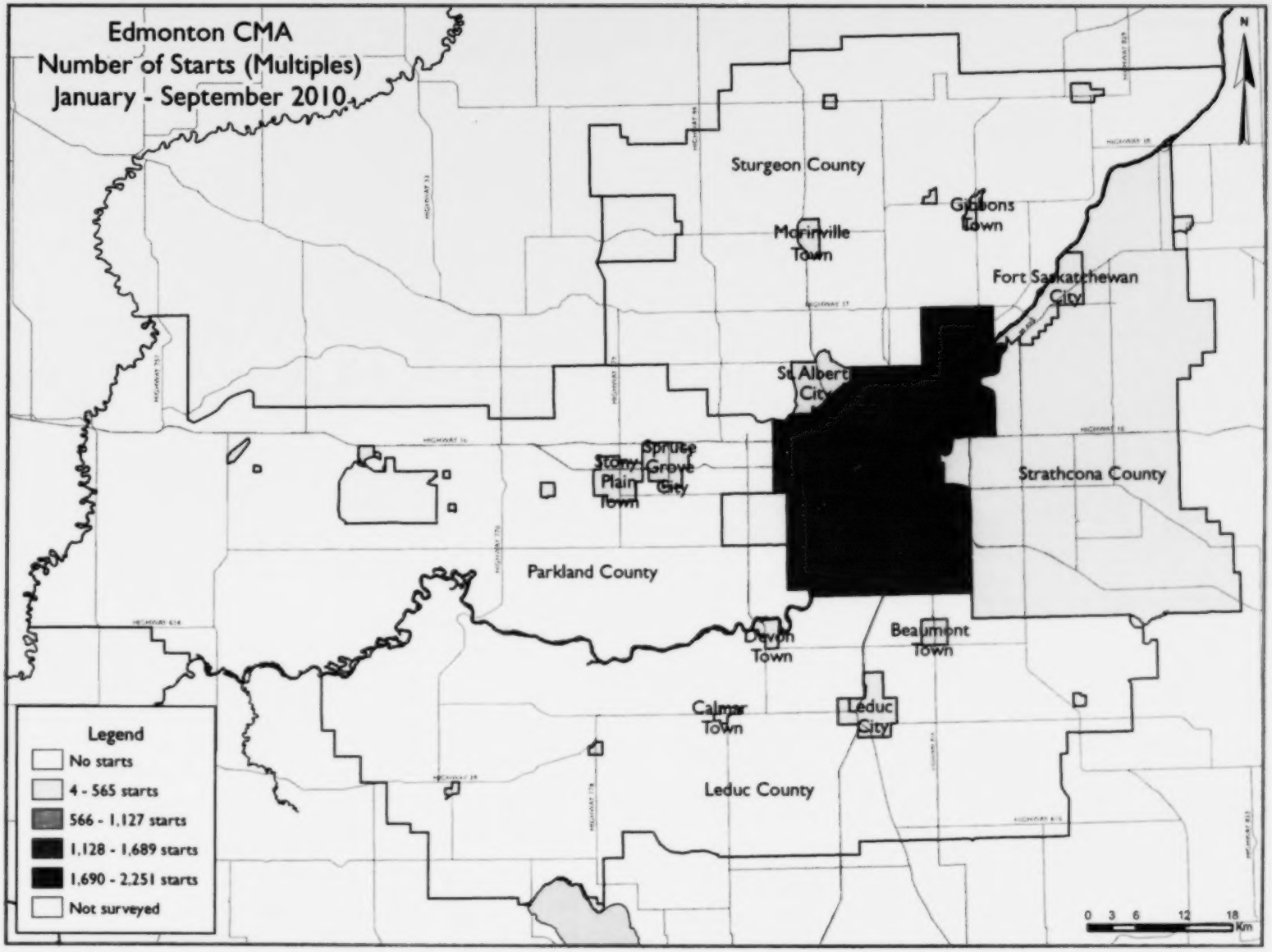

Edmonton CMA
Number of Starts (Multiples)
September 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 69 starts
70 - 137 starts
138 - 205 starts
206 - 273 starts
Not surveyed
N
0 3 6 12 18
Km

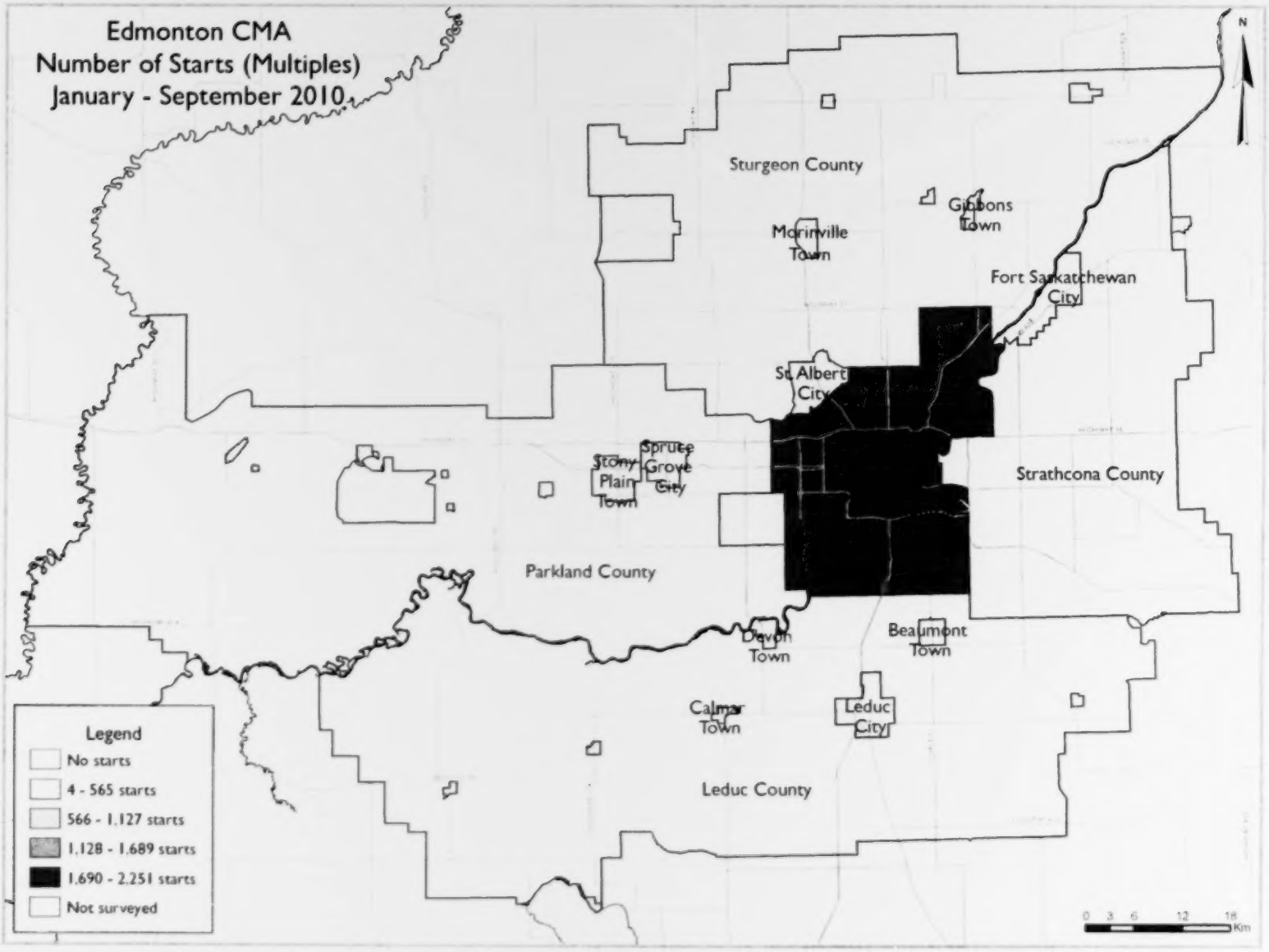

Edmonton CMA
Number of Starts (Singles)
September 2010
Legend
1 - 67 starts
68 - 134 starts
135 - 201 starts
202 - 268 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
September 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
1 - 67 starts
68 - 134 starts
135 - 201 starts
202 - 268 starts
Not surveyed
0 3 6 12 18 Km

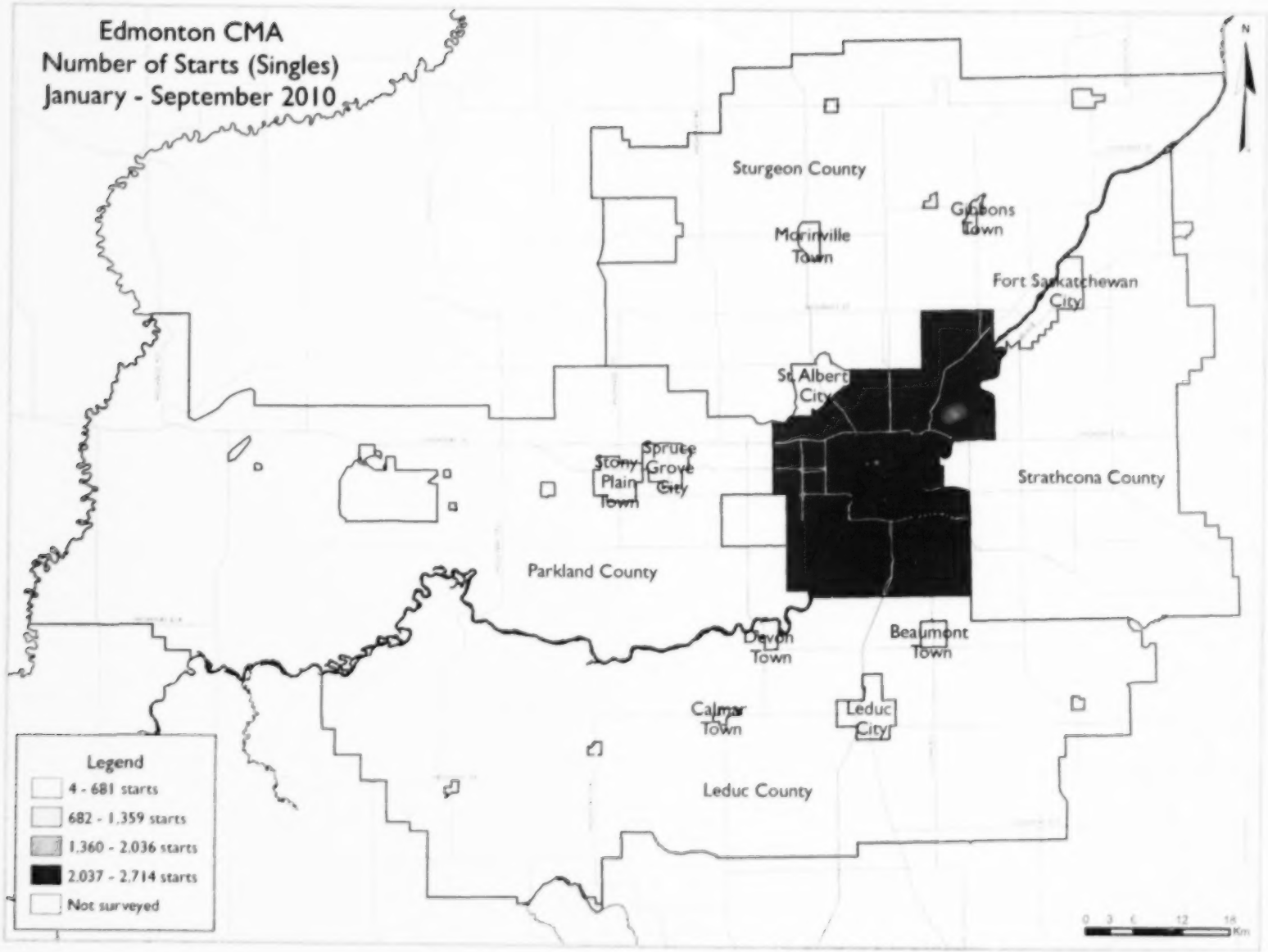

Edmonton CMA
Total Number of Starts
September 2010
Legend
1 - 136 starts
137 - 271 starts
272 - 406 starts
407 - 541 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
September 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
1 - 136 starts
137 - 271 starts
272 - 406 starts
407 - 541 starts
Not surveyed
0 3 6 12 18
Km

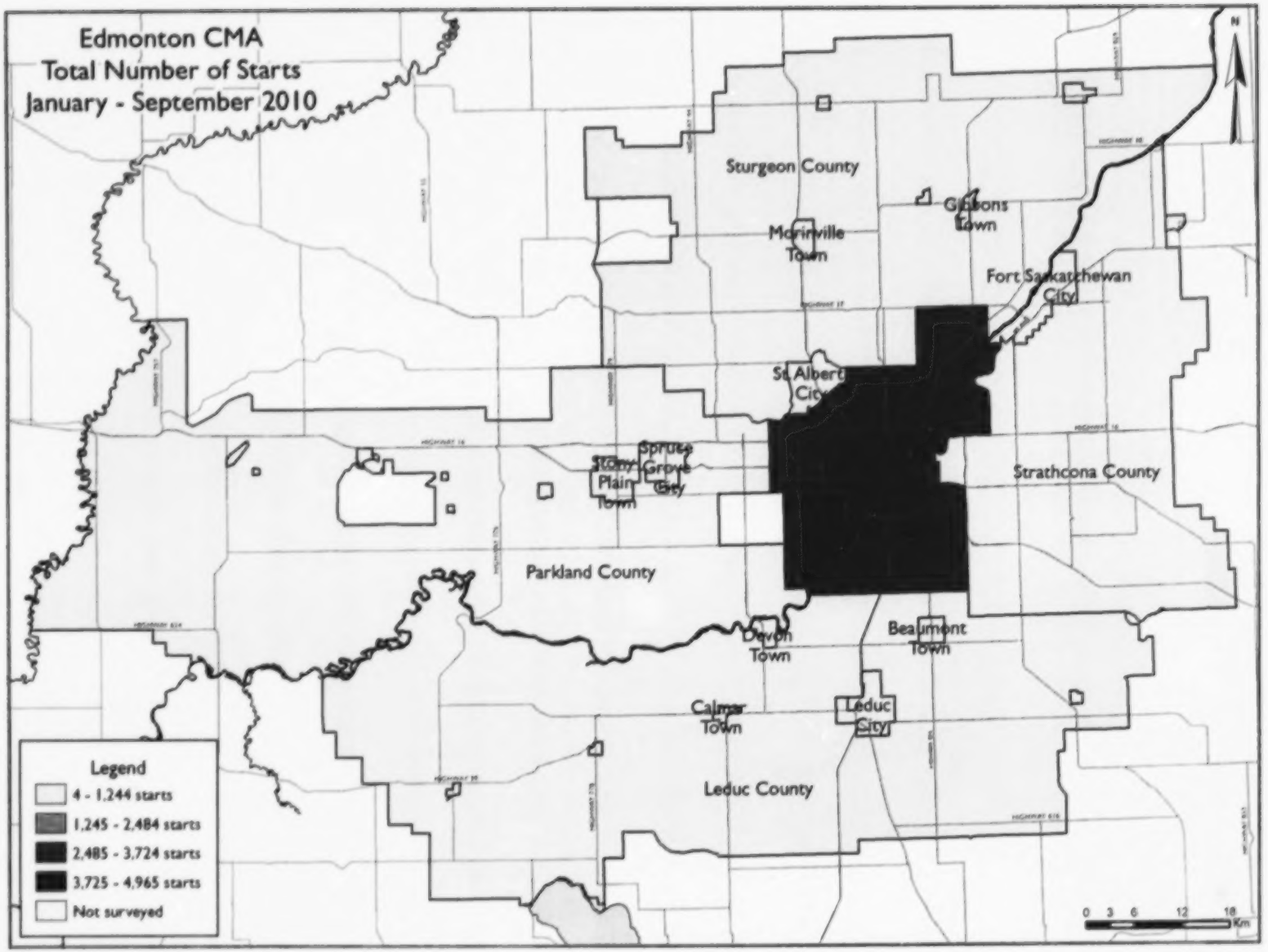

Edmonton CMA
Number of Starts (Multiples)
January - September 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 565 starts
566 - 1,127 starts
1,128 - 1,689 starts
1,690 - 2,251 starts
Not surveyed
N
0 3 6 12 18
Km

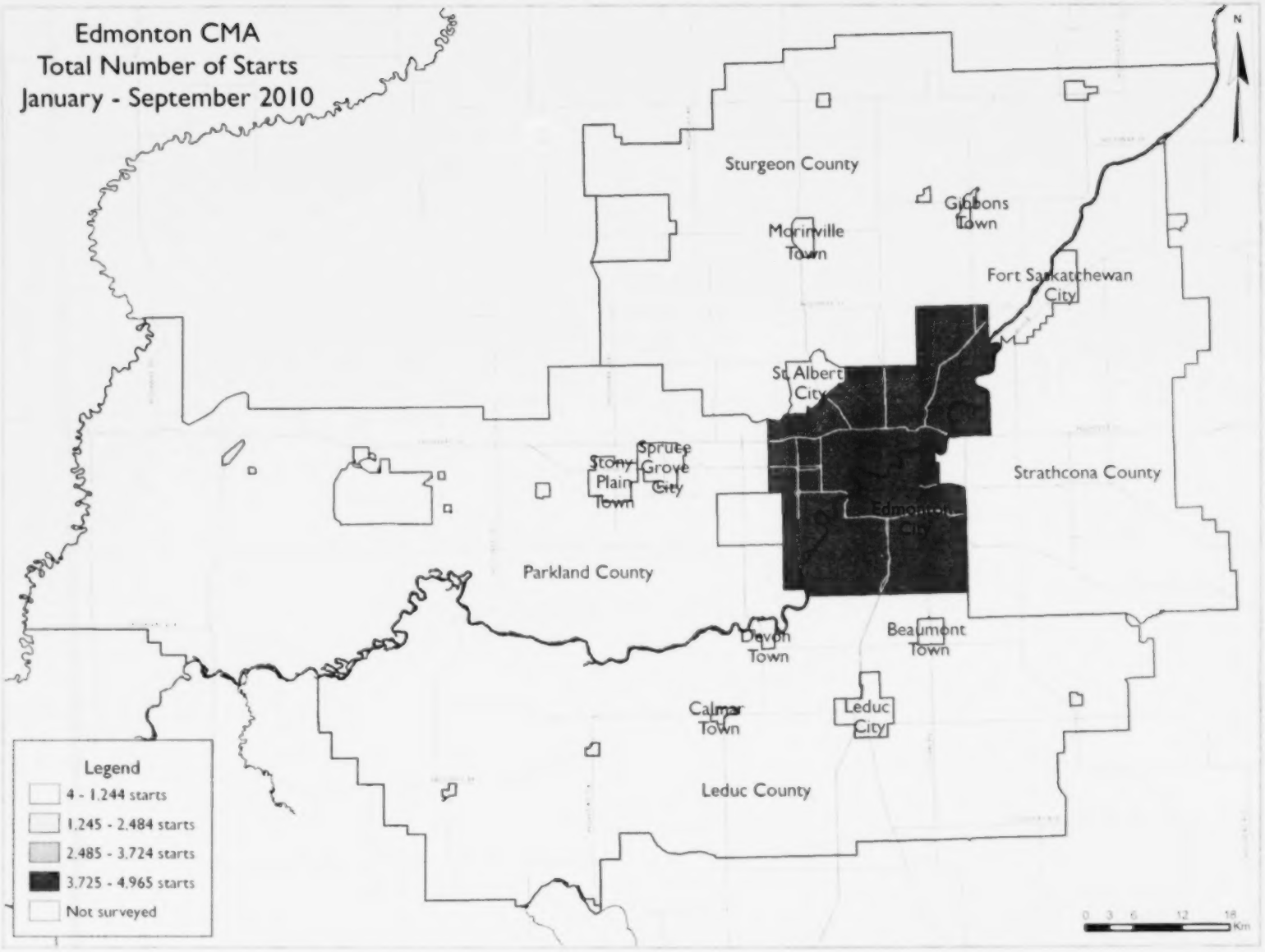

Edmonton CMA
Number of Starts (Multiples)
January - September 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 565 starts
566 - 1,127 starts
1,128 - 1,689 starts
1,690 - 2,251 starts
Not surveyed
0 3 6 12 18
Km
N

Edmonton CMA
Number of Starts (Singles)
January - September 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
4 - 681 starts
682 - 1,359 starts
1,360 - 2,036 starts
2,037 - 2,714 starts
Not surveyed
N
0 3 6 12 18
Km



Canada Mortgage and Housing Corporation


Edmonton CMA
Total Number of Starts
January - September 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
4 - 1,244 starts
1,245 - 2,484 starts
2,485 - 3,724 starts
3,725 - 4,965 starts
Not surveyed
0 3 6 12 18 Km
N


Edmonton CMA
Total Number of Starts
January - September 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Edmonton City
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
4 - 1,244 starts
1,245 - 2,484 starts
2,485 - 3,724 starts
3,725 - 4,965 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2010	494	98	16	4	52	197	0	12	873
September 2009	480	74	11	1	112	19	0	2	699
% Change	2.9	32.4	45.5	**	-53.6	**	n/a	**	24.9
Year-to-date 2010	4,808	980	107	8	624	1,143	34	187	7,891
Year-to-date 2009	2,244	500	94	2	401	234	0	145	3,620
% Change	114.3	96.0	13.8	**	55.6	**	n/a	29.0	118.0
UNDER CONSTRUCTION									
September 2010	4,078	820	112	15	975	2,876	47	290	9,213
September 2009	2,216	480	102	5	840	2,630	23	367	6,672
% Change	84.0	70.8	9.8	200.0	16.1	9.4	104.3	-21.0	38.1
COMPLETIONS									
September 2010	461	76	8	0	34	82	0	15	676
September 2009	244	42	4	0	68	611	0	80	1,049
% Change	88.9	81.0	100.0	n/a	-50.0	-86.6	n/a	-81.3	-35.6
Year-to-date 2010	3,756	878	73	8	584	968	4	416	6,687
Year-to-date 2009	2,255	590	55	2	638	3,515	22	306	7,383
% Change	66.6	48.8	32.7	**	-8.5	-72.5	-81.8	35.9	-9.4
COMPLETED & NOT ABSORBED									
September 2010	465	74	14	0	174	589	1	94	1,411
September 2009	472	101	9	0	188	751	2	173	1,696
% Change	-1.5	-26.7	55.6	n/a	-7.4	-21.6	-50.0	-45.7	-16.8
ABSORBED									
September 2010	431	86	10	0	30	98	0	64	719
September 2009	269	57	7	0	79	408	7	0	827
% Change	60.2	50.9	42.9	n/a	-62.0	-76.0	-100.0	n/a	-13.1
Year-to-date 2010	3,687	859	69	8	649	1,108	7	271	6,658
Year-to-date 2009	2,762	659	50	7	621	2,919	30	133	7,181
% Change	33.5	30.3	38.0	14.3	4.5	-62.0	-76.7	103.8	-7.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
September 2010	264	68	12	4	41	152	0	0	541
September 2009	289	40	7	1	83	19	0	2	441
Beaumont Town									
September 2010	24	0	0	0	0	0	0	0	24
September 2009	8	0	0	0	12	0	0	0	20
Devon Town									
September 2010	3	0	0	0	0	0	0	0	3
September 2009	4	4	0	0	0	0	0	0	8
Fort Saskatchewan City									
September 2010	25	14	0	0	0	0	0	0	39
September 2009	21	6	4	0	0	0	0	0	31
Leduc City									
September 2010	22	6	0	0	0	0	0	12	40
September 2009	23	2	0	0	0	0	0	0	25
Leduc County									
September 2010	11	0	0	0	0	0	0	0	11
September 2009	7	0	0	0	0	0	0	0	7
Morinville Town									
September 2010	8	0	4	0	0	0	0	0	12
September 2009	9	0	0	0	0	0	0	0	9
Parkland County									
September 2010	25	0	0	0	0	0	0	0	25
September 2009	12	0	0	0	0	0	0	0	12
Spruce Grove City									
September 2010	23	0	0	0	0	0	0	0	23
September 2009	20	10	0	0	0	0	0	0	30
St. Albert City									
September 2010	14	2	0	0	0	0	0	0	16
September 2009	16	0	0	0	6	0	0	0	22
Stony Plain Town									
September 2010	4	0	0	0	0	22	0	0	26
September 2009	15	0	0	0	0	0	0	0	15
Strathcona County									
September 2010	44	8	0	0	11	23	0	0	86
September 2009	39	12	0	0	11	0	0	0	62
Sturgeon County									
September 2010	16	0	0	0	0	0	0	0	16
September 2009	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
September 2010	11	0	0	0	0	0	0	0	11
September 2009	5	0	0	0	0	0	0	0	5
Edmonton CMA									
September 2010	494	98	16	4	52	197	0	12	873
September 2009	480	74	11	1	112	19	0	2	699

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
September 2010	2,135	540	76	11	709	2,443	35	86	6,035
September 2009	990	270	75	4	555	2,156	21	42	4,122
Beaumont Town									
September 2010	240	18	0	1	32	0	0	0	291
September 2009	38	10	0	0	28	0	0	35	111
Devon Town									
September 2010	10	4	0	0	10	0	0	28	52
September 2009	8	8	0	0	15	0	0	0	31
Fort Saskatchewan City									
September 2010	179	48	11	0	25	0	0	152	415
September 2009	84	44	10	0	30	0	0	152	320
Leduc City									
September 2010	305	56	0	0	12	165	0	24	562
September 2009	182	46	4	0	12	0	0	47	291
Leduc County									
September 2010	99	0	0	0	0	0	0	0	99
September 2009	48	2	0	0	0	0	0	0	50
Morinville Town									
September 2010	77	2	8	0	44	16	0	0	147
September 2009	29	2	0	0	46	20	0	0	97
Parkland County									
September 2010	174	0	0	0	0	0	0	0	174
September 2009	137	0	0	0	0	0	0	0	137
Spruce Grove City									
September 2010	163	74	9	0	4	0	0	0	250
September 2009	140	56	9	0	0	160	2	0	367
St. Albert City									
September 2010	139	4	0	0	0	36	0	0	179
September 2009	107	6	0	0	20	101	0	91	325
Stony Plain Town									
September 2010	43	10	4	0	64	141	12	0	274
September 2009	107	2	4	0	100	119	0	0	332
Strathcona County									
September 2010	320	62	4	3	75	23	0	0	487
September 2009	209	30	0	1	34	74	0	0	348
Sturgeon County									
September 2010	133	0	0	0	0	0	0	0	133
September 2009	107	0	0	0	0	0	0	0	107
Remainder of the CMA									
September 2010	61	2	0	0	0	52	0	0	115
September 2009	30	4	0	0	0	0	0	0	34
Edmonton CMA									
September 2010	4,078	820	112	15	975	2,876	47	290	9,213
September 2009	2,216	480	102	5	840	2,630	23	367	6,672

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
September 2010	254	40	8	0	28	82	0	15	427
September 2009	115	20	4	0	54	611	0	80	884
Beaumont Town									
September 2010	5	0	0	0	0	0	0	0	5
September 2009	3	0	0	0	0	0	0	0	3
Devon Town									
September 2010	0	4	0	0	0	0	0	0	4
September 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2010	17	8	0	0	0	0	0	0	25
September 2009	14	0	0	0	4	0	0	0	18
Leduc City									
September 2010	31	6	0	0	0	0	0	0	37
September 2009	6	2	0	0	0	0	0	0	8
Leduc County									
September 2010	11	0	0	0	0	0	0	0	11
September 2009	5	0	0	0	0	0	0	0	5
Morinville Town									
September 2010	10	0	0	0	0	0	0	0	10
September 2009	1	0	0	0	3	0	0	0	4
Parkland County									
September 2010	10	0	0	0	0	0	0	0	10
September 2009	25	0	0	0	0	0	0	0	25
Spruce Grove City									
September 2010	22	8	0	0	4	0	0	0	34
September 2009	12	10	0	0	0	0	0	0	22
St. Albert City									
September 2010	19	0	0	0	0	0	0	0	19
September 2009	10	0	0	0	5	0	0	0	15
Stony Plain Town									
September 2010	15	2	0	0	0	0	0	0	17
September 2009	3	0	0	0	2	0	0	0	5
Strathcona County									
September 2010	55	8	0	0	2	0	0	0	65
September 2009	32	10	0	0	0	0	0	0	42
Sturgeon County									
September 2010	7	0	0	0	0	0	0	0	7
September 2009	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
September 2010	5	0	0	0	0	0	0	0	5
September 2009	1	0	0	0	0	0	0	0	1
Edmonton CMA									
September 2010	461	76	8	0	34	82	0	15	676
September 2009	244	42	4	0	68	611	0	80	1,049

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
September 2010	218	40	6	0	102	402	1	82	851
September 2009	217	43	4	0	91	512	2	129	998
Beaumont Town									
September 2010	9	0	0	0	2	0	0	0	11
September 2009	13	1	0	0	5	0	0	0	19
Devon Town									
September 2010	3	0	0	0	0	0	0	0	3
September 2009	5	0	0	0	0	0	0	0	5
Fort Saskatchewan City									
September 2010	43	14	2	0	17	66	0	0	142
September 2009	28	21	1	0	27	88	0	0	165
Leduc City									
September 2010	25	0	0	0	19	21	0	0	65
September 2009	33	2	0	0	18	78	0	0	131
Leduc County									
September 2010	1	0	0	0	0	0	0	0	1
September 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
September 2010	11	0	3	0	10	0	0	0	24
September 2009	24	3	1	0	20	22	0	0	70
Parkland County									
September 2010	9	0	0	0	0	0	0	0	9
September 2009	16	0	0	0	0	0	0	0	16
Spruce Grove City									
September 2010	27	9	3	0	1	93	0	0	133
September 2009	18	6	3	0	0	0	0	0	27
St. Albert City									
September 2010	31	2	0	0	4	0	0	0	37
September 2009	32	9	0	0	1	0	0	0	42
Stony Plain Town									
September 2010	22	1	0	0	14	3	0	0	40
September 2009	29	6	0	0	20	43	0	0	98
Strathcona County									
September 2010	66	6	0	0	5	4	0	12	93
September 2009	42	10	0	0	6	8	0	44	110
Sturgeon County									
September 2010	0	0	0	0	0	0	0	0	0
September 2009	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
September 2010	0	2	0	0	0	0	0	0	2
September 2009	13	0	0	0	0	0	0	0	13
Edmonton CMA									
September 2010	465	74	14	0	174	589	1	94	1,411
September 2009	472	101	9	0	188	751	2	173	1,696

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
September 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
September 2010	243	50	10	0	21	97	0	0	421
September 2009	110	28	6	0	44	393	7	0	588
Beaumont Town									
September 2010	4	0	0	0	0	0	0	0	4
September 2009	10	0	0	0	0	0	0	0	10
Devon Town									
September 2010	0	4	0	0	0	0	0	0	4
September 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
September 2010	17	6	0	0	0	1	0	0	24
September 2009	14	4	0	0	5	14	0	0	37
Leduc City									
September 2010	26	6	0	0	0	0	0	64	96
September 2009	7	2	0	0	0	0	0	0	9
Leduc County									
September 2010	12	0	0	0	0	0	0	0	12
September 2009	6	0	0	0	0	0	0	0	6
Morinville Town									
September 2010	8	0	0	0	1	0	0	0	9
September 2009	6	0	0	0	5	0	0	0	11
Parkland County									
September 2010	10	0	0	0	0	0	0	0	10
September 2009	22	0	0	0	0	0	0	0	22
Spruce Grove City									
September 2010	20	10	0	0	4	0	0	0	34
September 2009	13	11	1	0	0	0	0	0	25
St. Albert City									
September 2010	19	0	0	0	0	0	0	0	19
September 2009	15	2	0	0	4	0	0	0	21
Stony Plain Town									
September 2010	14	1	0	0	2	0	0	0	17
September 2009	8	1	0	0	8	0	0	0	17
Strathcona County									
September 2010	46	9	0	0	2	0	0	0	57
September 2009	39	9	0	0	13	1	0	0	62
Sturgeon County									
September 2010	7	0	0	0	0	0	0	0	7
September 2009	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
September 2010	5	0	0	0	0	0	0	0	5
September 2009	3	0	0	0	0	0	0	0	3
Edmonton CMA									
September 2010	431	86	10	0	30	98	0	64	719
September 2009	269	57	7	0	79	408	7	0	827

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Edmonton City	268	290	68	48	53	82	152	21	541	441	22.7
Beaumont Town	24	8	0	6	0	6	0	0	24	20	20.0
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	3	4	0	4	0	0	0	0	3	8	-62.5
Fort Saskatchewan City	25	21	14	6	0	4	0	0	39	31	25.8
Gibbons Town	5	4	0	0	0	0	0	0	5	4	25.0
Leduc City	22	23	6	2	0	0	12	0	40	25	60.0
Leduc County	11	7	0	0	0	0	0	0	11	7	57.1
Morinville Town	8	9	0	0	4	0	0	0	12	9	33.3
Parkland County	25	12	0	0	0	0	0	0	25	12	108.3
Spruce Grove City	23	20	0	10	0	0	0	0	23	30	-23.3
St. Albert City	14	16	2	0	0	6	0	0	16	22	-27.3
Stony Plain Town	4	15	0	0	0	0	22	0	26	15	73.3
Strathcona County	44	39	10	20	9	3	23	0	86	62	38.7
Sturgeon County	16	12	0	0	0	0	0	0	16	12	33.3
Remainder of the CMA	5	1	0	0	0	0	0	0	5	1	**
Edmonton CMA	498	481	100	96	66	101	209	21	873	699	24.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	2,714	1,146	788	368	510	285	953	250	4,965	2,049	142.3
Beaumont Town	182	29	26	18	0	6	0	0	208	53	**
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	7	6	4	8	5	0	28	0	44	14	**
Fort Saskatchewan City	222	102	68	64	11	10	0	0	301	176	71.0
Gibbons Town	17	11	0	0	0	0	7	0	24	11	118.2
Leduc City	247	153	30	32	4	18	285	47	566	250	126.4
Leduc County	89	46	0	2	0	0	0	0	89	48	85.4
Morinville Town	96	37	0	0	11	4	0	0	107	41	161.0
Parkland County	174	100	0	0	0	0	0	0	174	100	74.0
Spruce Grove City	246	103	104	34	8	0	0	0	358	137	161.3
St. Albert City	148	112	4	6	0	14	0	82	152	214	-29.0
Stony Plain Town	78	76	12	2	12	48	22	0	124	126	-1.6
Strathcona County	404	230	84	52	62	22	23	0	573	304	88.5
Sturgeon County	142	80	0	0	0	0	0	0	142	80	77.5
Remainder of the CMA	46	15	2	2	0	0	12	0	60	17	**
Edmonton CMA	4,816	2,246	1,122	588	623	407	1,330	379	7,891	3,620	118.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Edmonton City	53	82	0	0	152	19	0	2
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	12	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	6	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	22	0	0	0
Strathcona County	9	3	0	0	23	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	**66**	**101**	**0**	**0**	**197**	**19**	**12**	**2**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	488	285	22	0	914	234	39	16
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	28	0
Fort Saskatchewan City	11	10	0	0	0	0	0	0
Gibbons Town	0	0	0	0	7	0	0	0
Leduc City	4	18	0	0	165	0	120	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	14	0	0	0	0	0	82
Stony Plain Town	0	48	12	0	22	0	0	0
Strathcona County	62	22	0	0	23	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	12	0	0	0
Edmonton CMA	**589**	**407**	**34**	**0**	**1,143**	**234**	**187**	**145**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Edmonton City	344	336	197	103	0	2	541	441
Beaumont Town	24	8	0	12	0	0	24	20
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	3	8	0	0	0	0	3	8
Fort Saskatchewan City	39	31	0	0	0	0	39	31
Gibbons Town	5	4	0	0	0	0	5	4
Leduc City	28	25	0	0	12	0	40	25
Leduc County	11	7	0	0	0	0	11	7
Morinville Town	12	9	0	0	0	0	12	9
Parkland County	25	12	0	0	0	0	25	12
Spruce Grove City	23	30	0	0	0	0	23	30
St. Albert City	16	16	0	6	0	0	16	22
Stony Plain Town	4	15	22	0	0	0	26	15
Strathcona County	52	51	34	11	0	0	86	62
Sturgeon County	16	12	0	0	0	0	16	12
Remainder of the CMA	5	1	0	0	0	0	5	1
Edmonton CMA	908	565	253	132	12	2	873	699

Table 2.5: Starts by Submarket and by Intended Market January - September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	3,452	1,516	1,452	517	61	16	4,965	2,049
Beaumont Town	199	39	9	14	0	0	208	53
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	11	14	5	0	28	0	44	14
Fort Saskatchewan City	301	176	0	0	0	0	301	176
Gibbons Town	17	11	7	0	0	0	24	11
Leduc City	277	189	169	14	120	47	566	250
Leduc County	89	48	0	0	0	0	89	48
Morinville Town	107	41	0	0	0	0	107	41
Parkland County	174	100	0	0	0	0	174	100
Spruce Grove City	350	137	8	0	0	0	358	137
St. Albert City	152	118	0	14	0	82	152	214
Stony Plain Town	90	82	22	44	12	0	124	126
Strathcona County	482	270	91	34	0	0	573	304
Sturgeon County	142	80	0	0	0	0	142	80
Remainder of the CMA	48	17	12	0	0	0	60	17
Edmonton CMA	5,895	2,838	1,775	637	221	145	7,891	3,620

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	% Change
Edmonton City	254	115	42	42	34	36	97	691	427	884	-51.7
Beaumont Town	5	3	0	0	0	0	0	0	5	3	66.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	4	0	0	0	0	0	4	0	n/a
Fort Saskatchewan City	17	14	8	4	0	0	0	0	25	18	38.9
Gibbons Town	2	1	0	0	0	0	0	0	2	1	100.0
Leduc City	31	6	6	2	0	0	0	0	37	8	**
Leduc County	11	5	0	0	0	0	0	0	11	5	120.0
Morinville Town	10	1	0	0	0	3	0	0	10	4	150.0
Parkland County	10	25	0	0	0	0	0	0	10	25	-60.0
Spruce Grove City	22	12	8	10	4	0	0	0	34	22	54.5
St. Albert City	19	10	0	2	0	3	0	0	19	15	26.7
Stony Plain Town	15	3	2	2	0	0	0	0	17	5	**
Strathcona County	55	32	10	10	0	0	0	0	65	42	54.8
Sturgeon County	7	17	0	0	0	0	0	0	7	17	-58.8
Remainder of the CMA	3	0	0	0	0	0	0	0	3	0	n/a
Edmonton CMA	461	244	80	72	38	42	97	691	676	1,049	-35.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	2,249	1,119	638	484	371	351	1,159	2,975	4,417	4,929	-10.4
Beaumont Town	27	51	10	18	6	8	0	28	43	105	-59.0
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	8	6	8	0	10	15	0	0	26	21	23.8
Fort Saskatchewan City	156	83	102	76	15	7	0	60	273	226	20.8
Gibbons Town	14	18	0	0	0	0	0	0	14	18	-22.2
Leduc City	134	128	42	44	58	69	143	205	377	446	-15.5
Leduc County	50	66	2	0	0	0	0	0	52	66	-21.2
Morinville Town	52	53	2	4	14	14	0	85	68	156	-56.4
Parkland County	123	167	0	0	0	3	0	0	123	170	-27.6
Spruce Grove City	219	100	64	48	12	8	0	123	295	279	5.7
St. Albert City	138	64	22	14	24	11	82	41	266	130	104.6
Stony Plain Town	104	34	12	16	4	29	0	47	120	126	-4.8
Strathcona County	354	217	94	48	25	34	0	236	473	535	-11.6
Sturgeon County	111	125	2	0	0	0	0	0	113	125	-9.6
Remainder of the CMA	25	25	2	0	0	0	0	21	27	46	-41.3
Edmonton CMA	3,764	2,257	1,000	756	539	549	1,384	3,821	6,687	7,383	-9.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Edmonton City	34	36	0	0	82	611	15	80
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	3	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	38	42	0	0	82	611	15	80

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	371	343	0	8	968	2,801	191	174
Beaumont Town	6	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	15	0	0	0	0	0	0
Fort Saskatchewan City	15	7	0	0	0	60	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	54	69	4	0	0	205	143	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	14	14	0	0	0	85	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	12	8	0	0	0	123	0	0
St. Albert City	24	11	0	0	0	0	82	41
Stony Plain Town	4	29	0	0	0	47	0	0
Strathcona County	25	34	0	0	0	173	0	63
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	535	541	4	8	968	3,515	416	306

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009	Sept 2010	Sept 2009
Edmonton City	302	139	110	665	15	80	427	884
Beaumont Town	5	3	0	0	0	0	5	3
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	4	0	0	0	0	0	4	0
Fort Saskatchewan City	25	14	0	4	0	0	25	18
Gibbons Town	2	1	0	0	0	0	2	1
Leduc City	37	8	0	0	0	0	37	8
Leduc County	11	5	0	0	0	0	11	5
Morinville Town	10	1	0	3	0	0	10	4
Parkland County	10	25	0	0	0	0	10	25
Spruce Grove City	30	22	4	0	0	0	34	22
St. Albert City	19	10	0	5	0	0	19	15
Stony Plain Town	17	3	0	2	0	0	17	5
Strathcona County	63	42	2	0	0	0	65	42
Sturgeon County	7	17	0	0	0	0	7	17
Remainder of the CMA	3	0	0	0	0	0	3	0
Edmonton CMA	**545**	**290**	**116**	**679**	**15**	**80**	**676**	**1,049**

Table 3.5: Completions by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	2,849	1,508	1,377	3,225	191	196	4,417	4,929
Beaumont Town	37	65	6	12	0	28	43	105
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	16	6	10	15	0	0	26	21
Fort Saskatchewan City	268	160	5	66	0	0	273	226
Gibbons Town	14	18	0	0	0	0	14	18
Leduc City	162	164	68	282	147	0	377	446
Leduc County	52	66	0	0	0	0	52	66
Morinville Town	64	61	4	95	0	0	68	156
Parkland County	123	170	0	0	0	0	123	170
Spruce Grove City	291	156	4	123	0	0	295	279
St. Albert City	154	76	30	13	82	41	266	130
Stony Plain Town	110	38	10	88	0	0	120	126
Strathcona County	427	257	46	215	0	63	473	535
Sturgeon County	113	125	0	0	0	0	113	125
Remainder of the CMA	27	25	0	21	0	0	27	46
Edmonton CMA	**4,707**	**2,900**	**1,560**	**4,155**	**420**	**328**	**6,687**	**7,383**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
September 2010	37	15.9	95	40.9	46	19.8	29	12.5	25	10.8	232	436,900	506,288
September 2009	13	11.8	28	25.5	23	20.9	10	9.1	36	32.7	110	499,400	613,500
Year-to-date 2010	354	16.4	946	43.9	435	20.2	186	8.6	235	10.9	2,156	428,300	485,762
Year-to-date 2009	122	9.5	395	30.7	324	25.2	148	11.5	297	23.1	1,286	488,200	570,408
Beaumont Town													
September 2010	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
September 2009	1	10.0	5	50.0	1	10.0	3	30.0	0	0.0	10	412,450	453,440
Year-to-date 2010	10	35.7	11	39.3	5	17.9	1	3.6	1	3.6	28	386,000	398,568
Year-to-date 2009	5	5.7	29	33.0	37	42.0	14	15.9	3	3.4	88	475,000	478,644
Calmar Town													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	14.3	3	42.9	1	14.3	2	28.6	0	0.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
Fort Saskatchewan City													
September 2010	1	5.9	8	47.1	5	29.4	1	5.9	2	11.8	17	425,000	477,741
September 2009	2	14.3	6	42.9	6	42.9	0	0.0	0	0.0	14	398,400	414,457
Year-to-date 2010	33	23.1	79	55.2	19	13.3	6	4.2	6	4.2	143	383,000	408,994
Year-to-date 2009	25	18.8	68	51.1	24	18.0	4	3.0	12	9.0	133	394,900	432,390
Gibbons Town													
September 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
September 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	8	57.1	6	42.9	0	0.0	0	0.0	0	0.0	14	345,000	335,214
Year-to-date 2009	13	59.1	7	31.8	2	9.1	0	0.0	0	0.0	22	340,000	340,227
Leduc City													
September 2010	10	38.5	14	53.8	1	3.8	1	3.8	0	0.0	26	355,500	356,401
September 2009	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2010	60	42.6	52	36.9	16	11.3	12	8.5	1	0.7	141	360,712	381,833
Year-to-date 2009	23	12.3	66	35.3	65	34.8	28	15.0	5	2.7	187	457,900	464,484
Leduc County													
September 2010	4	33.3	2	16.7	4	33.3	0	0.0	2	16.7	12	457,296	442,841
September 2009	1	16.7	1	16.7	1	16.7	1	16.7	2	33.3	6	--	--
Year-to-date 2010	13	26.5	12	24.5	16	32.7	4	8.2	4	8.2	49	432,684	439,176
Year-to-date 2009	5	7.7	6	9.2	4	6.2	14	21.5	36	55.4	65	650,000	672,445
Morinville Town													
September 2010	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	--	--
September 2009	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2010	20	32.8	34	55.7	7	11.5	0	0.0	0	0.0	61	369,000	371,125
Year-to-date 2009	18	20.0	55	61.1	10	11.1	5	5.6	2	2.2	90	389,850	420,013

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
September 2010	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
September 2009	9	60.0	2	13.3	2	13.3	0	0.0	2	13.3	15	265,000	391,447
Year-to-date 2010	19	26.4	11	15.3	7	9.7	6	8.3	29	40.3	72	518,000	606,558
Year-to-date 2009	54	35.3	26	17.0	13	8.5	8	5.2	52	34.0	153	434,200	534,950
Spruce Grove City													
September 2010	1	5.3	11	57.9	4	21.1	2	10.5	1	5.3	19	402,949	443,975
September 2009	5	38.5	5	38.5	2	15.4	0	0.0	1	7.7	13	366,038	386,320
Year-to-date 2010	51	25.1	113	55.7	25	12.3	10	4.9	4	2.0	203	380,000	398,221
Year-to-date 2009	43	31.6	62	45.6	24	17.6	3	2.2	4	2.9	136	379,950	395,111
St. Albert City													
September 2010	0	0.0	2	11.1	7	38.9	4	22.2	5	27.8	18	581,950	602,828
September 2009	0	0.0	2	13.3	2	13.3	5	33.3	6	40.0	15	635,700	662,173
Year-to-date 2010	1	0.8	33	25.4	45	34.6	28	21.5	23	17.7	130	511,100	573,975
Year-to-date 2009	1	1.1	15	15.8	18	18.9	22	23.2	39	41.1	95	616,300	654,491
Stony Plain Town													
September 2010	7	53.8	4	30.8	2	15.4	0	0.0	0	0.0	13	325,000	317,717
September 2009	1	16.7	3	50.0	1	16.7	1	16.7	0	0.0	6	--	--
Year-to-date 2010	43	43.4	42	42.4	9	9.1	1	1.0	4	4.0	99	365,000	387,757
Year-to-date 2009	19	44.2	19	44.2	4	9.3	1	2.3	0	0.0	43	358,137	356,936
Strathcona County													
September 2010	0	0.0	16	34.8	16	34.8	1	2.2	13	28.3	46	470,500	713,435
September 2009	0	0.0	10	25.6	4	10.3	4	10.3	21	53.8	39	680,000	1,106,692
Year-to-date 2010	3	1.0	108	34.6	100	32.1	40	12.8	61	19.6	312	483,000	601,929
Year-to-date 2009	5	1.8	45	16.1	94	33.7	33	11.8	102	36.6	279	545,000	741,184
Sturgeon County													
September 2010	2	28.6	1	14.3	2	28.6	1	14.3	1	14.3	7	--	--
September 2009	4	25.0	1	6.3	2	12.5	1	6.3	8	50.0	16	625,000	643,750
Year-to-date 2010	23	20.4	11	9.7	17	15.0	25	22.1	37	32.7	113	580,000	572,965
Year-to-date 2009	25	20.2	27	21.8	21	16.9	15	12.1	36	29.0	124	480,000	573,746
Remainder of the CMA													
September 2010	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
September 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	14	56.0	5	20.0	2	8.0	0	0.0	4	16.0	25	329,800	381,592
Year-to-date 2009	14	70.0	5	25.0	1	5.0	0	0.0	0	0.0	20	319,900	316,010
Edmonton CMA													
September 2010	68	16.6	161	39.3	91	22.2	39	9.5	51	12.4	410	435,900	507,206
September 2009	40	15.4	73	28.1	46	17.7	25	9.6	76	29.2	260	476,900	632,815
Year-to-date 2010	653	18.4	1,466	41.3	704	19.8	321	9.0	409	11.5	3,553	426,500	484,770
Year-to-date 2009	372	13.6	825	30.2	646	23.7	297	10.9	589	21.6	2,729	474,000	553,662

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2010						
Submarket	Sept 2010	Sept 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	506,288	613,500	-17.5	485,762	570,408	-14.8
Beaumont Town	--	453,440	n/a	398,568	478,644	-16.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	477,741	414,457	15.3	408,994	432,390	-5.4
Gibbons Town	--	--	n/a	335,214	340,227	-1.5
Leduc City	356,401	--	n/a	381,833	464,484	-17.8
Leduc County	442,841	--	n/a	439,176	672,445	-34.7
Morinville Town	--	--	n/a	371,125	420,013	-11.6
Parkland County	--	391,447	n/a	606,558	534,950	13.4
Spruce Grove City	443,975	386,320	14.9	398,221	395,111	0.8
St. Albert City	602,828	662,173	-9.0	573,975	654,491	-12.3
Stony Plain Town	317,717	--	n/a	387,757	356,936	8.6
Strathcona County	713,435	1,106,692	-35.5	601,929	741,184	-18.8
Sturgeon County	--	643,750	n/a	572,965	573,746	-0.1
Remainder of the CMA	--	--	n/a	381,592	316,010	20.8
Edmonton CMA	507,206	632,815	-19.8	484,770	553,662	-12.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
September 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,459	3,728	2,915	50.1	342,933	11.0	341,425
	April	1,846	0.2	1,539	3,884	3,032	50.8	339,172	8.7	332,056
	May	1,825	-15.5	1,428	3,670	3,016	47.3	340,723	4.4	317,926
	June	1,658	-35.0	1,284	3,473	2,852	45.0	335,271	2.1	303,937
	July	1,389	-39.0	1,242	2,955	2,693	46.1	329,731	1.5	323,211
	August	1,305	-22.0	1,244	2,730	2,647	47.0	326,550	2.6	325,687
	September	1,282	-24.8	1,269	2,695	2,756	46.0	325,060	-0.7	333,688
	October									
	November									
	December									
	Q3 2009	**5,655**	**11.9**		**8,240**			**323,595**	**-1.9**	
	Q3 2010	**3,976**	**-29.7**		**8,380**			**327,181**	**1.1**	
	YTD 2009	**15,395**	**5.3**		**25,529**			**320,746**	**-4.5**	
	YTD 2010	**13,178**	**-14.4**		**27,839**			**331,934**	**3.5**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
September 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25	209.0	122.6	609	7.6	71.7	897
	May	639	3.70	5.99	209.0	122.8	616	7.4	72.3	906
	June	633	3.60	5.89	208.7	122.7	621	7.1	72.6	917
	July	627	3.50	5.79	208.7	123.5	617	6.9	71.8	925
	August	604	3.30	5.39	208.7	122.9	616	7.0	71.6	943
	September	604	3.30	5.39		122.8	616	6.8	71.2	949
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the gene. al reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

2010 CANADIAN HOUSING OBSERVER, *with a feature on Housing and the Economy*

National in scope, comprehensive in content and analytically insightful, the Canadian Housing Observer lays out a complete picture of housing trends and issues in Canada today. Access additional online data resources and **download your FREE copy today!**

64171_2010_M10